145.0	0005	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,400 /	867,400
					USE VALUE:	867,400 /	867,400
					ASSESSED:	867,400 /	867,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
264		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAKARIA ANJALI &
Owner 2:	THIAGARAJAH JAY
Owner 3:	
Street 1:	264 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MATHESON FREDERICK-TRUSTEE -
Owner 2:	264 HIGHLAND AVENUE TRUST -
Street 1:	264 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 2262 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	423,400		444,000	867,400
Total Card	0.103	423,400		444,000	867,400
Total Parcel	0.103	423,400		444,000	867,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.47 | /Parcel: 383.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 95337

GIS Ref

GIS Ref

Insp Date 01/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0005-0016.0

!11362!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	390,900	0	4,500.	444,000	834,900	834,900	Year End Roll	12/18/2019
2019	101	FV	294,300	0	4,500.	416,300	710,600	710,600	Year End Roll	1/3/2019
2018	101	FV	256,700	0	4,500.	344,100	600,800	600,800	Year End Roll	12/20/2017
2017	101	FV	256,700	0	4,500.	316,400	573,100	573,100	Year End Roll	1/3/2017
2016	101	FV	256,700	0	4,500.	288,600	545,300	545,300	Year End	1/4/2016
2015	101	FV	242,300	0	4,500.	283,100	525,400	525,400	Year End Roll	12/11/2014
2014	101	FV	242,300	0	4,500.	263,100	505,400	505,400	Year End Roll	12/16/2013
2013	101	FV	242,300	0	4,500.	250,300	492,600	492,600		12/13/2012

PRINT

Date	Time
12/11/20	01:32:33

LAST REV

Date	Time
07/01/20	11:21:29

danam

11362

USER DEFINED

Prior Id # 1:	95337
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATHESON FREDER	59469-259		7/6/2012		572,000	No	No		
MATHESON FREDER	21890-273		3/30/1992		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	835	Add Att	81,282	O				
5/25/2017	623	Wood Dec	11,953	O				10x14 deck
1/6/2017	27	Redo Kit	58,940	O				
4/12/2016	437	Redo Bat	10,615					REDO BATH
4/28/1992	155		14,000					10X10 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2020	Permit Visit	DGM	D Mann
1/6/2018	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
3/20/2009	Inspected	189	PATRIOT
1/26/2009	Measured	372	PATRIOT
12/10/1999	Inspected	267	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25623560
Const Adj.:	1.00439954
Adj $ / SQ:	164.029
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474697
Depreciation:	51267
Depreciated Total:	423430

COMMENTS

PDAS bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

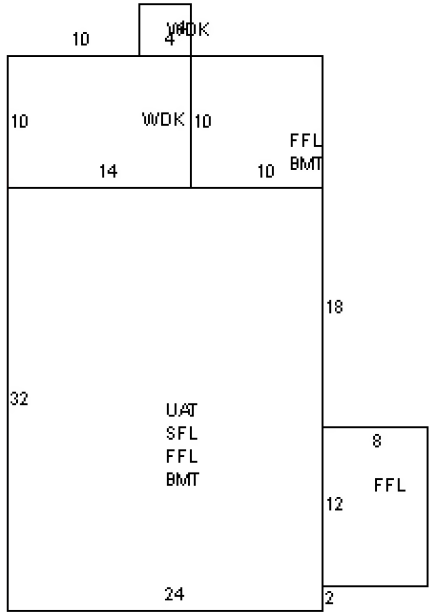
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.03
Special Features:	0	Val/Su Net:	143.62
Final Total:	423400	Val/Su SzAd	244.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	964	164.030	158,124
BMT	Basement	868	67.660	58,731
SFL	Second Floor	768	164.030	125,974
UAT	Upper Attic	192	95.960	18,424
WDK	Deck	156	12.460	1,945

Net Sketched Area:	2,948			Total:	363,198
Size Ad	1732	Gross Are	3524	FinArea	2262

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc